

004.0

0008

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

896,600 / 896,600

USE VALUE:

896,600 / 896,600

ASSESSED:

896,600 / 896,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53	53A	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: STEFANIS DIMITRIOS P-ETAL	
Owner 2: STEFANIS FOTINI	
Owner 3:	

Street 1: 53 MAGNOLIA ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Aluminum Exterior and 2599 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
104		4000.000	459,500	5,100	432,000	896,600			4532
							GIS Ref		
							GIS Ref		
							Insp Date		
							08/26/17		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	459,500	5100	4,000.	432,000	896,600	896,600 Year End Roll
2019	104	FV	356,800	5100	4,000.	459,000	820,900	820,900 Year End Roll
2018	104	FV	356,800	5100	4,000.	334,800	696,700	696,700 Year End Roll
2017	104	FV	333,200	5100	4,000.	291,600	629,900	629,900 Year End Roll
2016	104	FV	333,200	5100	4,000.	248,400	586,700	586,700 Year End
2015	104	FV	297,100	5100	4,000.	243,000	545,200	545,200 Year End Roll
2014	104	FV	297,100	5100	4,000.	199,800	502,000	502,000 Year End Roll
2013	104	FV	309,000	5100	4,000.	190,100	504,200	504,200

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	923-124		6/28/1979		78,000	No	No	N	

PAT ACCT.

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
2/5/2009	Meas/Inspect	294	PATRIOT
10/19/1999	Inspected	267	PATRIOT
9/20/1999	Measured	263	PATRIOT
9/20/1999	Mailer Sent		
10/1/1981		MS	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

**USER DEFINED**

Prior Id # 1:	4532
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	16:16:10
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
09/11/17	10:46:21
ekelly	
482	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

